



10 Park Grove, Derby, DE22 1HD

£1,250 Per Calendar



Enjoying a fine residential position within the popular 'Six Streets' area of Derby, off Kedleston Road, this is a well presented three bedroom semi detached property with off-road parking with immediate availability.



The gas centrally heated and UPVC double glazed accommodation comprises, entrance hallway with useful understairs store cupboard, bay window lounge and to the rear is an open plan dining kitchen with appliances including electric oven and hob, fridge and freezer, also with French doors leading into the rear garden.

To the first floor there are three well-proportioned bedrooms, the third being particularly generous, and a white three-piece suite with shower over bath.

Externally there is a block paved driveway to the front providing off parking and to the rear there is an enclosed garden having a raised patio with planted borders and lawn. Gated site access.

The property is well located for ease of access into the city centre and numerous local amenities and facilities including a grocery store, post office, pharmacy, popular public houses, café and the splendid parks of Darley and Markeaton.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

Entering the property through a UPVC double glazed door into a formal hallway area with attractive tiled floor, stairs to the first floor with a useful cupboard beneath, radiator.

LOUNGE

11'11" into bay x 11'10" (3.63m into bay x 3.61m)
A pleasant UPVC double glazed bay window lounge with laminate floor covering, built-in shelving, electric fire, media connections and radiator.

DINING KITCHEN

With a tiled floor throughout and inset ceiling spotlights.

DINING AREA

13' x 11'1" (3.96m x 3.38m)
With ample space for a dining table and chairs, feature fireplace, UPVC double glazed French doors giving easy access to the rear patio, radiator.

KITCHEN AREA

13'1" x 7'1" (3.99m x 2.16m)
Appointed with a generous range of fitted wall and base units with matching cupboard and drawer fronts, laminate work surfaces and matching splashback, stainless steel sink and drainer, electric oven, electric hob and extractor fan over, fridge and freezer, space for a washing machine, wall mounted modern Worcester combination boiler providing domestic hot water and gas central heating, two UPVC double glazed windows, radiator.

FIRST FLOOR

LANDING

UPVC double glazed side window and loft access

BEDROOM ONE

13' x 11'2" (3.96m x 3.40m)
A generous double bedroom having built-in wardrobes with sliding doors with a variety of hanging and shelving, rear facing UPVC double glazed window, radiator.

BEDROOM TWO

11'2" x 10'4" (3.40m x 3.15m)
A second generous double bedroom having a front facing UPVC double glazed window with a pleasant aspect down White Street, radiator.

BEDROOM THREE

8'11" x 7'4" (2.72m x 2.24m)
A very generously proportioned third bedroom having a rear facing UPVC double glazed window, radiator.

BATHROOM

7'3" x 6'8" (2.21m x 2.03m)
Appointed with a white three-piece suite comprising a panelled bath with a mains chrome shower over and screen, tiled surrounds, wide wash hand basin and a low level WC, tiled floor, UPVC double glazed window, extractor fan, inset ceiling spotlights and a chrome towel radiator.

OUTSIDE

Externally there is a block paved driveway to the front providing off parking and to the rear there is an enclosed garden having a raised patio with planted borders and lawn. Gated site access.

PLEASE NOTE

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

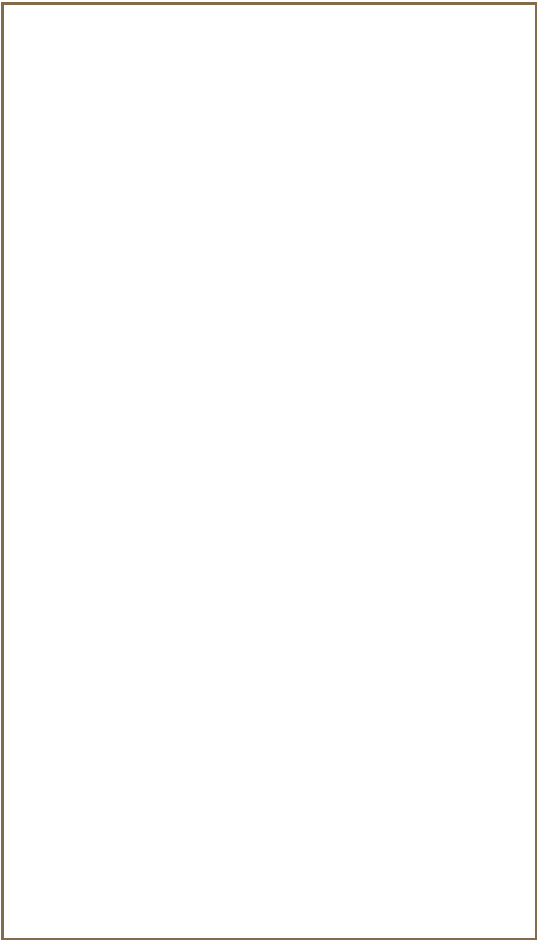
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
- (5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
- (6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

Area Map



Floor Plans



Energy Efficiency Graph

